



City of Tempe

MINUTES FOR DOWNTOWN STAKEHOLDERS
MEETING

April 23, 2001
DS Admin. Conference Room

REPRESENTATIVES ATTENDING:

Stu Siefer
Rod Keeling

Sid Joseph

STAFF ATTENDING:

Scot Siegel, OTAK

Arlene Palisoc

1. INTRODUCTION

2. KEY ISSUES THAT NEED TO BE ADDRESSED IN A REGULATORY UPDATE:

- D.T.C.- Three concerns w/ development
 - 1) Zoning code is "antiquated"
Several variances are required to get an urban project; difficult to building urban, pedestrian, vertical buildings (Ex) Zoning's building setback requirements not allowed in downtown where buildings have 0' setback.
Historic buildings need to be preserves and should not come down – zoning doesn't solve downtown problems
 - 2) Parking code doesn't work in downtown; demand outstripping supply
Parking Model – not detailed or appropriate enough; needs to be rewritten
 - 3) Inner/transition areas between downtown and residential areas outside downtown districts need to be addressed
South of University from Mill Avenue to 10th Street
Wants to respect neighborhood plans (supported by DTC)
- Getting permits in downtown difficult with all departments. No "guides" to help applicants get through maze.

Stu Siefer (architect, has done development, has office in downtown since 1973)

- CPTED
 - Process is problematic
 - Regulation by CPTED is out of control with requirements
 - Impact is very marginal compared to upfront costs and requirements. Ex. 6x6 lexan windows required on all doors – "invasive"
- City's process relative to the downtown area

- Lack of coordination between interest of downtown and city's process (i.e. Board of Adjustment/Design Review Board) Decision makers (BOA/DRB) passing judgment on downtown without interfacing with downtown people actively involved.
- DTC organization feels BOA/DRB want DTC to get involved with organization; DTC not consulted with decision process; will hear about a downtown project when things have gone too far with the city's process. Feels City staff considers DTC as a "thorn" in process.
- Wants downtown to be represented at DRB level or every project in downtown goes through an "advisory" committee of downtown. Suggest creating a document/committee to clearly state policies regarding sidewalks, banners, a frame signs, private property requirements.
- Needs to be more responsible about downtown's design criteria.
- Downtown is considered a "neighborhood", yet city does not treat downtown as a "neighborhood"
- Little guy in downtown has difficult time getting permit
 - Unfair; lack of respect to applicant
 - Ex. Small storefront remodel changes must go through entire process; sidewalk cafés impossible to have based on regulations
 - Wants process to ease up and make sure all departments coordinate efforts.
- Current code as been put together as a "reactive code" whenever a problem comes up. Difficult to put things together with a reactive code. Staff has no clear direction or clear way of doing things.
- Suggest creating a downtown overlay district similar to the Rio Salado and Southwest Overlay districts which state downtown policies, CPTED criteria, zoning regulations tailored for downtown.
- Use Permit process in downtown unclear when new use permit is required. Staff not consistent with decisions.
- CPTED should not be part of the permitting process; regulations too complicated to get a project done

Design Guidelines/Standards in downtown

- There are no guidelines in Tempe – issues are subjective.
- Want diversity of building materials in downtown. Not just bricks. City believes stucco is cheap. Ex. Mission Palms and Monti's using stucco early on.
- Too much micromanaging in Design Review. Interpretations get overturn by staff and Board members.